



**2416 Franklin Ave.
Lexington, Missouri**

**Presented by:
Bruce Re, Vice President, Commercial
Division**

**RE/MAX Commercial, State Line
11251 Nall Ave.
Leawood, Kansas 66211
913-221-9689**



Executive summary

Property Summary

REMAX Commercial – State Line has been retained as the Exclusive Agent for the sale of the property located at 2416 Franklin Ave. in Lexington, Missouri, 64067. In the heart of Lexington, MO, in Lafayette County, this warehouse building is a one of a kind in the Community. Additionally, there is also a 24' x 20' garage on the property, currently use to store doors. With 24,024 sf under roof and clear height of 18ft, these buildings can be used for manufacturing, industrial and flex space. The sliding doors are 36' x 16' high, and the building is wired and has water but needs a new electrical drop and meter!



EXECUTIVE SUMMARY

Building Sale

Building : \$145,000
Building Size: 6,733SF
Year Built: 1988
Available: January 1, 2025

Contact: **Bruce Ré**
Vice President Commercial Division
REMAX Commercial – State Line
11251 Nall Ave.
Overland Park, KS 66210
913-221-9689

brucere@remax.net



Local Area

2416 Franklin Ave.

This building is a part of a portfolio of properties but can be sold separately. Built in 1972 and expanded in 1988, with 36' wide doors, the property was designed to get large trusses under roof. Located on .50 acres, the building is primed to house manufacturing or storage and is close to anywhere in Lexington. A short distance to I-70 the building can be accessed from one of the busiest Interstates in the Country. An Owner/user could have the entire space or with simple modifications separated out for income streams.

Property Type: Warehouse

Building Size: 6,733 SF

Population:
2020 4,652

